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Tender

Construction of Darran Road Extra Care, Residential Care and Over 55s Accommodation (48 Units)

Linc-Cymru Housing Association Ltd

F02: Contract notice

Notice identifier: 2024/S 000-015045

Procurement identifier (OCID): ocds-h6vhtk-0458de

Published 10 May 2024, 3:54pm

The closing date and time has been changed to:

17 June 2024, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Linc-Cymru Housing Association Ltd

387 Newport Road

Cardiff

CF24 1GG

Email

procurement@linc-cymru.co.uk

Telephone

+44 2920473767

Country

United Kingdom

NUTS code

UKL - Wales

National registration number

IP25555R

Internet address(es)

Main address

<http://www.linc-cymru.co.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0650

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etenderwales.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etenderwales.bravosolution.co.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Construction of Darran Road Extra Care, Residential Care and Over 55s Accommodation (48 Units)

Reference number

LCPS1123/NA

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Construction of a forty-eight (48) unit New Build development consisting of twenty-five (25) extra care apartments, 15 (fifteen) residential care apartments and eight (8) bungalows for customers over the age of 55.

II.1.5) Estimated total value

Value excluding VAT: £13,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45215214 - Residential homes construction work
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215210 - Construction work for subsidised residential accommodation

II.2.3) Place of performance

NUTS codes

- UKL15 - Central Valleys

Main site or place of performance

Mountain Ash, Rhondda Cynon Taf

II.2.4) Description of the procurement

The Contracting Authority, as defined in accordance with the Public Contract Regulations 2015 as amended, for this contract opportunity is Pobl Development Limited ('PDL'). Accordingly, the Tendering Organisation successful in the procurement process will enter into a contract with PDL.

Linc-Cymru Housing Association Limited ('Linc') is conducting the procurement process on behalf of PDL.

Linc is seeking a suitably qualified, experienced, and skilled contractor to construct a forty-eight (48) unit New Build development consisting of twenty-five (25) extra care apartments, 15 (fifteen) residential care apartments and eight (8) bungalows for customers over the age of 55. The construction, together with all associated external works, drainage, and mains service connections (including all adoptions) is to be delivered providing a fully completed and compliant development.

The development of the forty (40) unit care block is to be delivered over three (3) floors including a commercial kitchen, communal laundry room, assisted bathroom, sensory room, hair salon, communal lounge, dining areas and day to day management facilities. The apartment block and eight (8) bungalows must all be constructed using a Modern Method of Construction (MMC), be all-electric (non-fossil fuel) and be to BREEAM 'Excellent'.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £13,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

25

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the Procurement Documents.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As stated in the Procurement Documents.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As stated in the Procurement Documents.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

10 June 2024

Local time

12:00pm

Changed to:

Date

17 June 2024

Local time

12:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

24 June 2024

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

NOTE: eTenderWales is being used for this procurement process and guidance on the system of the system is available as follows:

Registration: https://www.linc-cymru.co.uk/media/1327/etw_sup_reg_guide_v1-0.pdf.

Submitting Tender Submissions: https://www.linc-cymru.co.uk/media/1326/etw_sup_itt_guide_v1-0.pdf

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=141366

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Stated in the Procurement Documents.

(WA Ref:141366)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom